



City of Elgin

Robert D Swalling
7-10-2018

P.O. Box 128 - 180 N. 8th Ave. - Elgin, OR 97827

Voice : (541) 437-2253 Fax : (541) 437-0131

NOTICE

City of Elgin Oregon City Council (Acting as Planning Commission) to Conduct:
Planning Commission Hearing

When: Tuesday July 10th, 2018: 6:30 pm

Where: Elgin City Hall, 180 North 8th Ave, Elgin, Oregon 97827

For More Information Please Contact Brock Eckstein, City Administrator/Recorder, at (541) 437-2253 or
cityadm@cityofelginor.org.

AGENDA: 6:30 pm

- 1661 ALDER STREET LOT LINE ADJUSTMENT

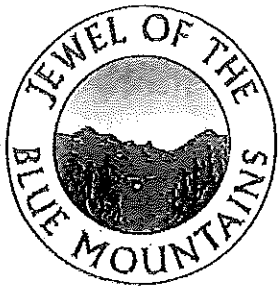
IF YOU ARE RECEIVING THIS AGENDA, YOU'RE PROPERTY IS EITHER THE SUBJECT OF THE HEARING OR WITHIN 300FT OF THE PROPOSED CHANGES. **YOU ARE NOT REQUIRED TO BE AT THIS HEARING.** YOU DO HAVE THE RIGHT TO ATTEND THE HEARING HOWEVER AND VOICE YOUR SUPPORT OR CONCERNS FOR THE CHANGES.

Properties With-in Conditional Use/Vacate/Variance Zone:

Lot Line Adjustment Only

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to:

Brock Eckstein (541) 437-2253 City Administrator/Recorder



CITY OF ELGIN
180 N 8th Avenue
PO Box 128
Elgin, OR 97827- 0128
Ph: 541-437-2253 Fax: 541-437-0131
Email: cityadm@cityofelginor.org

While applying for a Zoning Approval, the following has been given to me:

- 1) Zoning Change Application
- 2) Zoning Compatibility Statement (\$10.00)
- 3) Bldg Div Set Back & Flood Info Form (La Grande's)
- 4) Copy of Yard Requirements (R-1) Pg 147
- 5) Manufactured Home Requirements for the R-1 Zone
- 6) Clear Vision Area Pg 157
- 7) Diagram of Clear Vision
- 8) Contractor Requirements for Working in the City of Elgin Form

Print Name: Patricia E. Pacheco Date: 6/19/2018 3:32:22 PM PDT
Signature of Applicant: Patricia E. Pacheco

Office Use (to be signed when given to applicant):

Signed: <u>Bruce Eick</u>	Title: <u>ADMINISTRATOR</u>	Date: <u>25 June 2018</u>
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12/7/17

ZONING CHANGE APPLICATION

To: City of Elgin

180 N 8TH Ave

Po Box 128

Elgin OR 97827

541-437-2253

541-437-0131 Fax

Date Received _____

Initials _____

Minor Partition []

Major Partition []

Conditional Use []

Variance []

Boundary Line Adjustment ☒

Other [] _____

A. (1) Patricia Pacheco owner, and/or (2) Representative
 Agent of real property describes as TWP 01N, Range 31E, Section 15CA, Tax Lot 2400
 Situated in Elgin and presently zoned EL-R herein described property acquired by
 owner on 3-3-2004

B. The applicant request the following in accordance with the provisions of the City of Elgin Zoning Ordinances:

It is proposed to ADJUST Lot Line on East side of
Property to Eliminate Encroachments of Driveway,
GARAGE & SLED. All Property owners affected
are in Agreement.

C. Reasons for the Request:

The applicant alleges that the approval of said exception or change would be in harmony with the intent and purpose of said Zoning Ordinance, and that the proposed use conforms to the standards prescribed therefore in said Ordinance and would not be detrimental to property or person in the neighborhood for the following reasons: TO ADJUST Lot Line to

Eliminate Encroachments of Driveway, garage, & sled.
All Property owners affected ARE in Agreement

D. A "Tentative Plan" is attached including: (1) Vicinity map marked "Exhibit B" and (2) Statements of explanatory information marked "Exhibit C".

An amount of \$25.00, being the fee provided by ordinance is attached by Ck # _____ or Cash ☒.

Patricia E. Pacheco

Print Name

Print Name

Street Address

City, State, Zip Code

7803 W. Deschutes Ave Apt. T279Kennelwick WA. 99336

DocuSigned by:

Pacheco

Signature (s) of all Landowner (s)

Signature (s) of all Landowner (s)

Mailing Address

Telephone Number

same541 786 9913

Reply | Delete Junk |

Pacheco Lot Line Adjustment

JH

Jeff Hsu <jeff@bgbsurveyors.com>

Today, 5:13 PM

You; 'Brock Eckstein' (cityadm@cityofelginor.org)

Reply |

PachecoLLA-DRAFT2.pdf

203 KB

Download Save to OneDrive - Personal

Roger and Brock,

Attached is a draft version of the lot line adjustment between Pacheco and her neighbors to resolve the garage encroachment. Upon approval by the city, it does need to be signed by Brock. Let me know if there are any edits to be made. If not I'll get you (Roger) the legal descriptions so that deeds can be prepared.

Jeff Hsu

Bagett, Griffith and Blackman

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 40 East of the Willamette Meridian.

SCALE: 1"=30'

LEGEND

Found 5/8" iron pin with yellow plastic cap marked 808 SURVEY MARKER, set by Survey Number 028-1998
Set 5/8" iron pin with yellow plastic cap marked 808 SURVEY MARKER

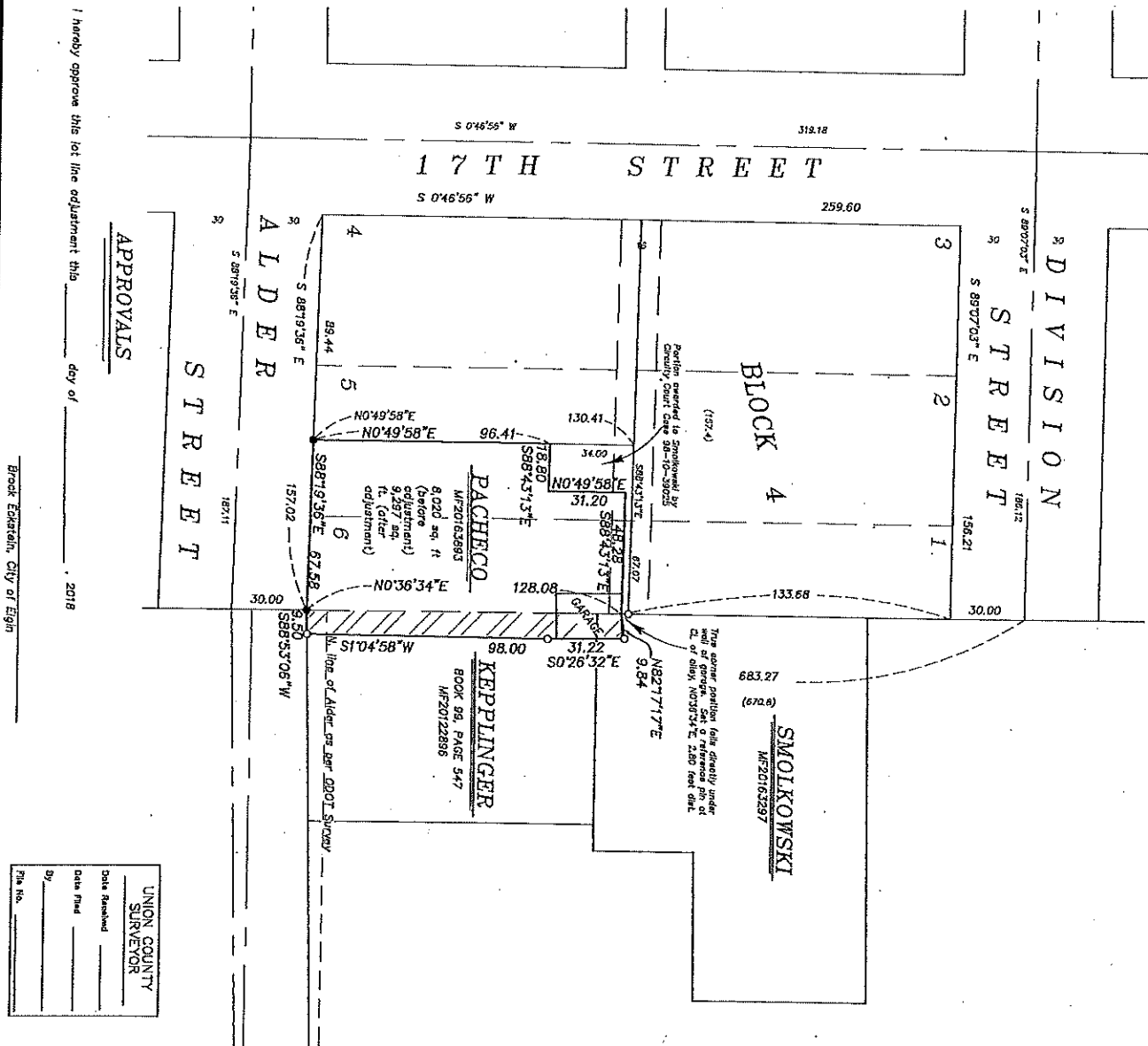
Portion to accure to Pacheco

REFERENCE MATERIAL

Port of Thompson's Addition
Survey Number 028-1998
DEED REFERENCES
Microfilm Document Number 20122896
20163297
2013383
Book 59, Page 547
Circuit Court Case 98-10-39025

NARRATIVE

This survey was done at the request of Patricia Pacheco, owner of the land within the Survey. Ms. Pacheco wanted to adjust her East line to resolve a garage encroachment. I placed the lines as per Survey Number 028-1998. The portion in the North of the Pacheco property was awarded to Smolkowski by Circuit Court case 98-10-39025. Microfilm Number 20163297 attempts to use a oblique legal description for a portion which is incorrect. For legal descriptions prepared with the adjustment, I used the Thompson's Addition as per court case. The NE corner of the Pacheco property is at the intersection of the alley underneath the wall of the garage, and I reset the iron pin at the intersection of the alley to serve as a witness corner. This corner position is 2.8 feet South, as per said court case. As the Kepplinger property commences at the Southeast corner of Block 4 of Thompson's Addition, I place the right of way of Alder Street in common with the location of Alder Street as per Thompson's Addition. For purposes of this survey, I interpret the centerline at the East end of Alder in Thompson's Addition to the City of Eugene. Though it is shown this survey, I will determine that the area between Thompson's and Rhineland's Addition is a area that is rough with ambiguity due to conflicting points of beginning. In QDO, an area that is rough with ambiguity a differing potential location for the Alder Street Easement. Thompson's Addition, though the focus of that particular survey was to place Division Street, it is for these reasons that a true and accurate location of the line between Kepplinger and Smolkowski is beyond the scope of this survey. I find no unusual conditions with this survey.



UNION COUNTY
PROFESSIONAL
SURVEYOR

Date Received _____
Date Paid _____
By _____
File No. _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

2008 Adeline Avenue, LeGonda, Oregon
S. H. H. & S. H. H.
JEFFREY S. H. H.
20077

Surveyed Date: June 20, 2018

BIGGETT, GRIFFITH & BLACKMAN
2008 Adeline Avenue, LeGonda, Oregon
Map of Survey
Situated in the Northeast quarter of the
Section 15, Township 1 North, Range 40 East of the Willamette Meridian, City of Eugene
UNION COUNTY, OREGON

SURVEYED FOR: Patricia Pacheco
SURVEYED BY: J. S. H.
Scale: 1" = 30' Drawn by: J. S. H. June 2018

SURVEY NUMBER 024-2018

I hereby approve this lot line adjustment this _____ day of _____, 2018

Brook Eckstein, City of Egin

Seventeenth

S 0°46'56" W

Alley Vacated by Ordinance No. 12 Series 1977
Microfilm Number 74262 N 88°43'16" W

Block

Garage

House

Lot 4

Lot 5

Lot 6

Shed encroaches
12.5 ft at SE
Corner and 12.2 ft.
at NE Corner

Garage encroaches
8.2 ft at SE
Corner and 7.7 ft.
at NE Corner

Fence Corner 2.8
ft South and
18.8 ft. East of
true corner

N 0°36'34"E

30

30

Alder

Street

(120)

129.80
(128)

8 8

89.55

(60)

89.44

(60)

157.02
(158)

S 88°19'36" E

67.58

(38)

N 0°49'58" E

130.42
(128)

(128)
130.88

67.06

8

Garage

Shed

[Print Page](#)**2017 Union County Property Information**

Property Reference Number: 12918

[New Search](#)

Property Type: REAL PROPERTY

Property Address: 1661 ALDER ST , ELGIN

[Surveyor Map](#)**OWNER INFORMATION**

Property Owner: PACHECO, PATRICIA E

Contract Buyer:

ETAL(s):

Mailing Address: 7803 W DESCHUTES AVE APT T279 KENNEWICK WA ,99336

PROPERTY INFORMATION

Property Address: 1661 ALDER ST , ELGIN

Map Number: 01N3915CA

Tax Lot Number: 2400

A Number: 0

Code: 2301

Property Class/Desc: 101 RES IMPROVED

ZONE EL-R

PROPERTY VALUES

	Real Market Value	Assessed(Taxable) Value
Land:	\$24,510	
Structures:	\$35,730	
Subtotal:	\$60,240	\$48,336
Total:	\$60,240	\$48,336

PROPERTY TAX INFORMATIONDo not pay this amount! For current balance owing, contact the [Assessor/Tax Collector](#).

Base Tax: \$871.00

Total Tax: \$871.00

BUILDING DESCRIPTIONS**ROOM COUNT (For Structure #1 below)**

Floors:	1	Dining:	0	Bath:	1	Other:	0
Living:	1	Family:	0	1/2 Bath:	0	Fireplace/Woodstove:	0
Kitchen:	1	Bed:	2	Utility:	0		

STRUCTURES

# Bldg	Description	Main Sq Ft	Uppr Sq Ft	Bsmt Sq Ft	Year Blt	Year Appr	Mkt Value	Rmdl
1 121	CLASS 2 SINGLE FAMILY DWELLING	1,066	0	0	1925	2014	\$33,060	0
2 123	CLASS 2 DETACHED GARAGE	360	0	0	1950	2014	\$2,670	0
LAND DESCRIPTIONS								
Line#	Square Feet	Land Code	Description	Dimensions	Market Value			
1	0	OSDE	ELGIN WATER & SEWER	-	\$3,600			
2	7,194	RES	ELGIN RES LAND	56.20x128.00	\$18,320			
3	1,015	RES	ELGIN RES LAND	11.80x86.00	\$2,590			
Total	8,208							
SALES								
Seq#	Sale Date	Sale Amount	#Parcels Sold	Doc Type	Document Number			
1	03/03/2004	\$0	1	BS	20041259			
2	02/21/2003	\$23,000	1	WD	20031503			
3	01/31/2003	\$0	1	QC	20030842			
NEW SEARCH								

Website last updated 06/18/2018

Notice: The information provided here is for convenience ONLY.

The records located at Union County Assessor/Tax Collector's office are the one and only legal instruments for assessment purposes.

Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY.

Union County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Union County Assessor/Tax Collector's Office, La Grande, Oregon. For further information please see our [Disclaimer](#)

LEGAL DESCRIPTION

Pacheco/Smolkowski/Kepplinger Lot Line Adjustment

Pacheco (Before Adjustment)

Lot 6 and the East half of Lot 5 in Block 4, Thompson's Addition to Elgin, Union County, Oregon.

TOGETHER WITH all that portion of the South half of the alley adjoining the North side of said tract which has accrued thereto by Vacation Ordinance No. 12, Series 1977, of the City of Elgin (Microfilm Document No. 74262, deed records of Union County Oregon, and amended by Ordinance No. 8, Series 1981, recorded as Microfilm Document No. 102793, deed records of Union County),

EXCEPTING THEREFROM, that portion of the property awarded to Alvin H. Smolkowski and Agnes M. Smolkowski by suit to quiet title judgement in Union County Circuit Court Case No. 98-10-39025, more particularly described as:

All that portion of Lot 6 and the East half of Lot 5 and the South half of the vacated alley lying North thereof in Block 4 of THOMPSON'S ADDITION to Elgin, Union County, Oregon, described as follows with reference to map of survey 028-1998:

Beginning at a point on the West line of the East half of Lot 5, said point being 34 feet South of the centerline of said vacated alley; thence East parallel with and 34 feet distance from the said center line, 18.8 feet; thence North parallel with and 18.8 feet distant from the West line of the East half of said lot 5 a distance of 31.2 feet, more or less, to a point that is 2.8 feet South of the centerline of said vacated alley; thence East parallel with and 2.8 feet distant from said center line to the East line of said Lot 6 as said East line is extended North; thence North along the said extended East line of Lot 6, a distance of 2.8 feet to the centerline of said vacated alley; thence West along said centerline to a point on the West line of the East half of said Lot 5 as said West line is extended North; thence South along the said West line of the East half of said Lot 5 a distance of 34 feet to the point of beginning.

Containing 8,020 sq. ft.

Kepplinger (Before Adjustment)

Commencing at the Southeast corner of Block 4 of THOMPSON'S ADDITION to the City of Elgin, Union County, Oregon; thence, East 84 feet; thence, North 110 feet; thence, West 84 feet to the East line of Block 4; thence, South 110 feet to the Point of Beginning.

Smolkowski (Before Adjustment)

Commencing at what is commonly referred to as the Northeast corner of Block 4 of THOMPSON'S ADDITION to the City of Elgin, Union County, Oregon, according to the recorded plat of said addition, said point being the intersection of the South line of "C" Street (now Elgin-Weston Highway) and the East line of the West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 15, in Township 1 North, Range 39 East of the Willamette Meridian, in Union County, Oregon; Thence, South 111 feet, more or less, to the Northwest corner of the parcel of land conveyed to Martin Larson by deed dated December 15, 1938, recorded in Book 99, Page 547, deed records of Union County, Oregon; Thence, East 94 feet and 8 inches; thence, North 41 feet; Thence, East 59 feet; Thence, North 70 feet, to the South line of said Elgin-Weston Highway; Thence, West along said highway line 153 feet 8 inches, to the Point of Beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
June 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2019

Adjusted Tract

A tract of land situated in the Northeast quarter of the Southwest quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows with reference to Survey Number 024-2018, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of Lot 6, Block 4 of THOMPSON'S ADDITION to Elgin,

Thence: North $0^{\circ}36'34''$ East, a distance of 128.08 feet,

Thence: North $82^{\circ}17'17''$ East, a distance of 9.84 feet,

Thence: South $0^{\circ}26'32''$ East, a distance of 31.22 feet,

Thence: South $1^{\circ}04'58''$ West, a distance of 98.00 feet, more or less, to the North right of way of Alder Street,

Thence: Westerly, along said North right of way, 9.50 feet, more or less, to the Point of Beginning.

Containing 1,277 sq. ft., more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
June 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2019

Pacheco (After Adjustment)

Lot 6 and the East half of Lot 5 in Block 4, Thompson's Addition to Elgin, Union County, Oregon.

TOGETHER WITH all that portion of the South half of the alley adjoining the North side of said tract which has accrued thereto by Vacation Ordinance No. 12, Series 1977, of the City of Elgin (Microfilm Document No. 74262, deed records of Union County Oregon, and amended by Ordinance No. 8, Series 1981, recorded as Microfilm Document No. 102793, deed records of Union County),

ALSO TOGETHER WITH, a tract of land situated in the Northeast quarter of the Southwest quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows with reference to Survey Number 024-2018, as filed in the office of the Union County Surveyor,

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EXCEPTING THEREFROM, any portion of the above lying within the following described tract:

Situated in the Northeast quarter of the Southwest quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows with reference to Survey Number 024-2018, as filed in the office of the Union County Surveyor,

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